



6 Griffith Road  
Banbury, OX16 1EE



ROUND & JACKSON  
ESTATE AGENTS









A large and beautifully presented four-bedroom detached family home with versatile living accommodation arranged over three floors, a garage and a pleasant rear garden. Located on the popular Hanwell Fields development.

#### The property

6 Griffith Road, Banbury is a truly immaculate, four-bedroom, detached family home with living accommodation arranged over three floors. The property has been owned by the current owners from new, in 2004. There is a pretty rear garden, a garage and driveway parking. The property benefits from having a large, top-floor, main bedroom suite and replaced bathrooms and the property is located on the popular Hanwell Fields development, close to Schools and amenities. The living accommodation is as follows. On the ground floor there is a welcoming hallway, sitting room, kitchen/breakfast room, dining room, rear lobby area and a W.C. On the first floor there is a landing, three double bedrooms and a family bathroom. On the second floor there is a large, and impressive, master suite with an en-suite shower room. Outside there is a very pleasant rear garden and there is a garage with driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading to the sitting room, dining room and kitchen. There is a useful storage area beneath the stairs and tiled flooring throughout.

#### Sitting Room

A spacious sitting room with a window to the front aspect and patio door leading into the rear garden. There is a central fireplace with an inset electric fire.

#### Dining Room

A good size formal dining room with a window to the front aspect, this could be reconfigured and has potential to be knocked through into the kitchen to create a large open-plan entertaining space (Planning permission and Building regulations may be required)

#### Kitchen/Breakfast Room

A large kitchen which is fitted with a range of shaker style cabinets with worktops over. There is an inset sink with drainer and there are a range of integrated appliances including a double electric oven, four-ring gas hob with extractor hood, dishwasher, washing machine and there is space for a free-standing fridge freezer. There is a window to the rear aspect, a door leading into the rear lobby and the tiled flooring from the hallway continues throughout. The gas fired boiler is located in a kitchen cupboard.

#### Rear Lobby

A useful area, ideal for coat and shoe storage with a door leading into the W.C and further door leading into the garden. Loft hatch to a small area of roof storage. Continuation of the tiled flooring from the kitchen.

#### W.C

Fitted with a white suite comprising a toilet and a hand basin. There are tiled splash backs and the tiled flooring from the lobby continues throughout.

#### First Floor Landing

Doors to three double bedrooms and the family bathroom. Stairs rising to the second floor and a window to the rear aspect. Cupboard housing the hot water tank with shelving above.

#### Bedroom Two

A large double bedroom with a window to the front aspect and plenty of space for furniture.

#### Bedroom Three

A large double bedroom with a window to the front aspect and plenty of space for furniture.

#### Bedroom Four

A small double bedroom with a window to the rear aspect.



### Family Bathroom

Fully replaced in recent years to the highest standard and fitted with a white suite comprising a panelled bath, toilet and a wash basin. There are attractive floor to ceiling tiled splash backs and tiled flooring throughout. Heated towel rail and a window to the rear aspect.

### Main Bedroom Suite

Spanning the entire second floor, a superb bedroom suite with an en-suite shower room. The bedroom has plenty of space for a large bed and other furniture and there is a built-in wardrobe. There are three Velux windows to the rear aspect and a further window to the front aspect. The en-suite has been replaced in recent years with a white suite comprising a shower cubicle, toilet and a wash basin, with a vanity storage unit beneath. There is a window to the front aspect and vinyl flooring throughout.

### Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway. There is a personal door to the rear and storage within the roof space. To the front of the property there is a lawned garden with more established planted borders and there is a tarmac driveway in front of the garage.

### Outside

To the rear of the property there is a pleasant, south facing lawned garden with established planted borders and many trees and shrubs. The garden offers a good amount of privacy and has a paved area adjoining the property, an outside tap and there is a covered seating area at the foot of the garden and a door leading into the garage, along with gated access to the driveway. To the front of the property

### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds the Town and many places of historical interest are within easy reach. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

### Directions

From Banbury Cross head in a northerly direction on the A423 Southam Road, on reaching the Tesco roundabout take the second exit, straight over. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow. Follow this road and turn left into Lapsley Drive at the first roundabout. Continue for approximately 300 yards and turn left into Griffith Road where the property will be found directly in front of you as the road splits.

### Services

All mains services connected. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band E.

### Tenure

A Freehold property.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

**Guide Price: £465,000**







Garage  
Approx. Floor  
Area 167 Sq.Ft.  
(15.50 Sq.M.)

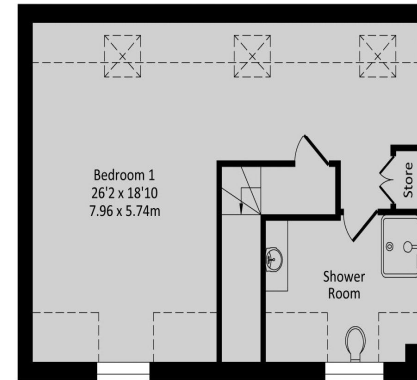
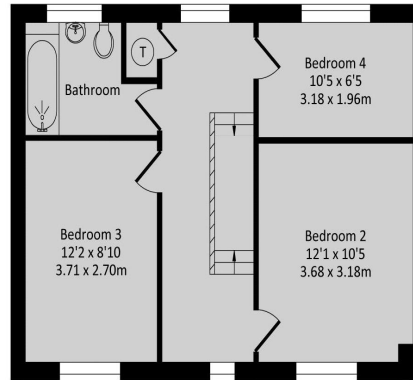
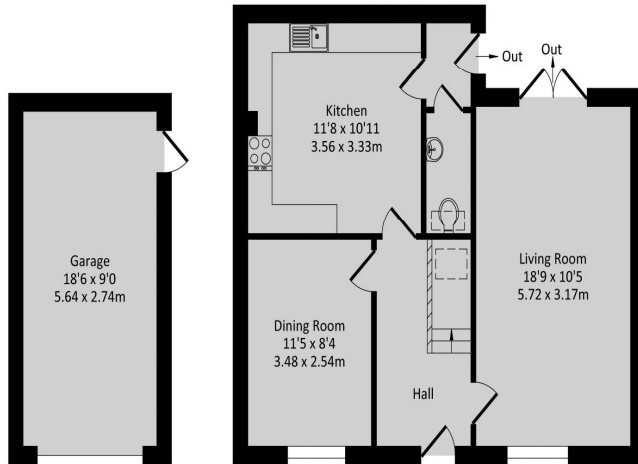
Ground Floor  
Approx. Floor  
Area 553 Sq.Ft.  
(51.40 Sq.M.)

First Floor  
Approx. Floor  
Area 490 Sq.Ft.  
(45.50 Sq.M.)

Second Floor  
Approx. Floor  
Area 490 Sq.Ft.  
(45.50 Sq.M.)



Denotes Restricted  
Head Height



Total Approx. Floor Area 1700 Sq.Ft. (157.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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